HARPER-MADISON – ALTERNATIVE TRAUNCH 2 AMENDMENTS V.2
LDC SECOND READING – FEB. 13 2020

13. GRADUATED FAR IN MISSING MIDDLES ZONES

Improve feasibility and incentivize participation in the affordable housing density bonus program by increasing allowable floor-to-area ratio of structures as the number of units increases. Consider amending Maximum Building FAR in Table 23-3C-3140(A) and Table 23-3C-4070(A) ~~to read as follows~~ to increase by unit such as:

23-3C-3140(A)

	Dwelling Units per Lot		FAR Maximum	
(1) Allowed use	Base Standard	Bonus [1]	Base Standard	Bonus [1]
Duplex, Cottage Court, Multi-Family	2	+0	0.5 FAR	+0 FAR
	3	+4	0.6 FAR	+1.0 FAR
	4	+4	0.7 FAR	+1.0 FAR
Townhouse	1	+0	0.6 FAR	+0 FAR
Other allowed uses	-	+0	0.4 FAR	+0 FAR

23-3C-4070(A)

	Dwelling Units per Lot		FAR Maximum	
(1) Allowed use	Base Standard	Bonus [1]	Base Standard	Bonus [1]
Duplex, Cottage Court, Multi-Family	2	+0	0.5 FAR	+0 FAR
	3	+0	0.6 FAR	+0 FAR
	4	+0	0.7 FAR	+0 FAR
	5	+4	0.8 FAR	+1.0 FAR
	6	+4	0.9 FAR	+1.0 FAR
Live/Work	1	+0	0.8 FAR	+0 FAR
Townhouse	1	+0	0.8 FAR	+0 FAR
Other allowed uses	-	+0	0.8 FAR	+0 FAR

15. PRE-EXISTING CONDITIONS

~~A. Existing buildings that have at any time received a certificate of occupancy shall not require upgrade to the current Building Code and when renovated may meet the standards of the code under which they were originally permitted if the director determines that to do so would not endanger the public health and safety.~~

~~B. The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of this Code.~~

To the extent feasible, consider expanding the range of repairs and improvements that can be done with out triggering full code compliance for existing structures.

16. R2C MAPPING

In order to use our limited urban space more efficiently and help achieve the goals we have set in the ASMP, the Community Climate Plan, and our Vision Zero plan, consider mapping more R2C adjacent to transition areas in an urban setting.